006.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,800 / 1,045,800
					USE VALUE:	1,045,800 / 1,045,800
					ASSESSED:	1,045,800 / 1,045,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILIS ARTHUR
Owner 2:	KORFIAS GEORGIA
Owner 3:	
Street 1:	119 SHERBURN CIR
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	BILIS ARTHUR -
Owner 2:	-
Street 1:	119 SHERBURN CIRCLE
Twn/City:	WESTON
St/Prov:	MA Cntry:
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2781 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4936.000	586,600	4,700	454,500	1,045,800
Total Card	0.113	586,600	4,700	454,500	1,045,800
Total Parcel	0.113	586,600	4,700	454,500	1,045,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.00 | /Parcel: 376.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5611
GIS Ref	
GIS Ref	
Insp Date	11/03/17

!592!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	586,600	4700	4,936.	454,500	1,045,800		Year end	12/23/2021
2021	104	FV	559,400	4700	4,936.	454,500	1,018,600		Year End Roll	12/10/2020
2020	104	FV	559,400	4700	4,936.	454,500	1,018,600	1,018,600	Year End Roll	12/18/2019
2019	104	FV	415,300	4700	4,936.	482,900	902,900	902,900	Year End Roll	1/3/2019
2018	104	FV	415,300	4700	4,936.	352,200	772,200	772,200	Year End Roll	12/20/2017
2017	104	FV	389,000	4700	4,936.	306,800	700,500	700,500	Year End Roll	1/3/2017
2016	104	FV	389,000	4700	4,936.	261,300	655,000	655,000	Year End	1/4/2016
2015	104	FV	345,800	4700	4,936.	255,600	606,100	606,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:43:38

LAST REV

Date	Time
03/20/19	11:56:33
mmcmakin	
592	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILIS ARTHUR,	72257-394	1	2/22/2019	Convenience	99	No	No		
BILLIS STEFANOS	64862-198		1/30/2015	Convenience	1	No	No		
	12820-640		7/1/1975		53,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Meas/Inspect	197	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Mailer Sent	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4936		Sq. Ft.	Site		0	80.	1.15	1									454,463						454,500	

Total AC/HA:	0.11331	Total SF/SM:	4936	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,463	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04091585
Const Adj.:	0.99732524
Adj $ / SQ:	186.864
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	720635
Depreciation:	134038
Depreciated Total:	586597

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

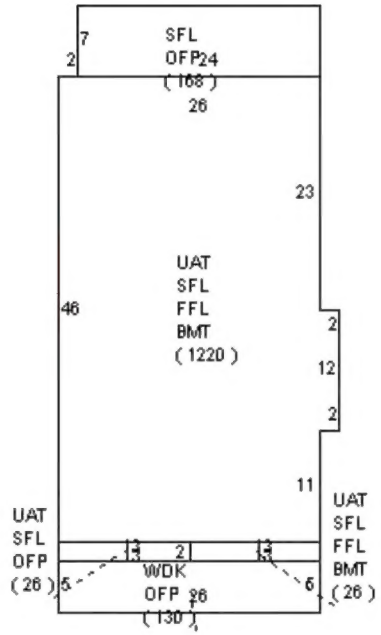
No Unit	RMS	BRS	FL
1	8	2	
1	4	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.86
Special Features:	0	Val/Su Net:	124.70
Final Total:	586600	Val/Su SzAd	218.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,440	186.860	269,084
BMT	Basement	1,246	56.060	69,850
FFL	First Floor	1,246	186.860	232,832
OFP	Open Porch	324	21.530	6,977
UAT	Upper Attic	318	91.560	29,117
WDK	Deck	130	13.660	1,775

Net Sketched Area:	4,704			Total:	609,635
Size Ad	2686	Gross Area	5658	FinArea	2781

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1916	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700